179.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	917,400 / 917,400
					USE VALUE:	917,400 / 917,400
					ASSESSED:	917,400 / 917,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CO-OP FOR HUMAN SERVICES
Owner 2:	
Owner 3:	
Street 1:	17 NEW ENGLAND EXECUTIVE
Street 2:	3RD FL
Twn/City:	BURLINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	01803 Type:

PREVIOUS OWNER

Owner 1:	CO-OP FOR HUMAN SERVICES -
Owner 2:	MASSCARE CAPITAL INC -
Street 1:	110 PLEASANT STREET
Twn/City:	MALDEN
St/Prov:	MA Cntry
Postal:	02148

NARRATIVE DESCRIPTION

This parcel contains .184 Sq. Ft. of land mainly classified as Housing, Oth with a Ranch Building built about 1952, having primarily Vinyl Exterior and 3174 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	8000.000	454,000	1,400	462,000	917,400
Total Card	0.184	454,000	1,400	462,000	917,400
Total Parcel	0.184	454,000	1,400	462,000	917,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 289.01 | /Parcel: 289.01

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121898

GIS Ref

GIS Ref

Insp Date 07/03/13

!14117!

PREVIOUS ASSESSMENT

Parcel ID 179.0-0006-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	959	FV	454,000	1400	8,000.	462,000	917,400		Year end	12/23/2021
2021	959	FV	439,000	1400	8,000.	462,000	902,400		Year End Roll	12/10/2020
2020	959	FV	439,000	1400	8,000.	462,000	902,400	902,400	Year End Roll	12/18/2019
2019	959	FV	326,800	1400	8,000.	462,000	790,200	790,200	Year End Roll	1/3/2019
2018	959	FV	326,800	1400	8,000.	389,400	717,600	717,600	Year End Roll	12/20/2017
2017	959	FV	326,800	1400	8,000.	356,400	684,600	684,600	Year End Roll	1/3/2017
2016	905	FV	326,800	1400	8,000.	303,600	631,800	631,800	Year End	1/4/2016
2015	905	FV	320,000	1400	8,000.	264,000	585,400	585,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:22:13

LAST REV

Date	Time
03/11/16	08:36:43
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14117

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MASCARE CAPITAL	31608-103		7/14/2000		550,000	No	No		
	20501-293		4/1/1990		1	No	No		F

USER DEFINED

Prior Id # 1:	121898
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/9/2010	961	Addition	275,000	C				REDO KIT/ALLNEW WI
8/2/2010	928	Manual	2,000					DEMO REAR DECK
10/28/1992	554	Manual	1,300					REPAIR WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/3/2013	Measured	JBS	JOHN S
3/24/2011	Info Fm Prmt	BR	B Rossignol
1/5/2000	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		8000		Sq. Ft.	Site		0	70.	0.83	7									462,000						462,000	

Total AC/HA:	0.18365	Total SF/SM:	8000	Parcel LUC:	959	Housing, Oth	Prime NB Desc	ARLINGTON	Total:	462,000	Spl Credit		Total:	462,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	4	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.12276006
Const Adj.:	1.00289965
Adj $ / SQ:	112.602
Other Features:	159863
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	475847
Depreciation:	21889
Depreciated Total:	453958

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 4 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

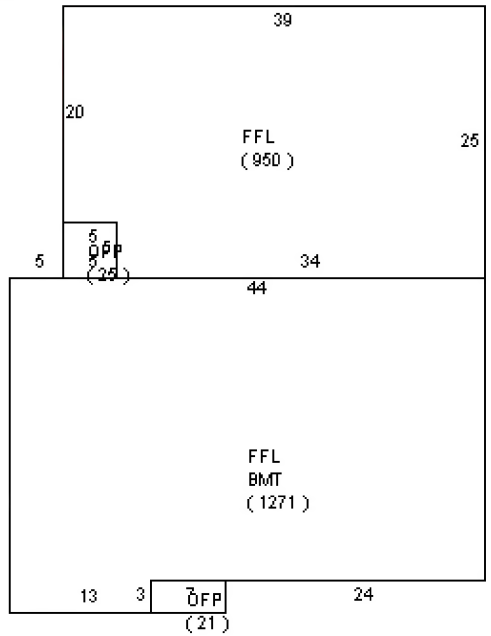
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	112.60
Special Features:	0	Val/Su Net:	128.32
Final Total:	454000	Val/Su SzAd	204.41

SKETCH



Sum Area By Label :
FFL = 2221
OFP = 46
BMT = 1271

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	2,221	112.600	250,088
BMT	Basement	1,271	50.250	63,866
OFP	Open Porch	46	44.130	2,030

Net Sketched Area: 3,538 | Total: 315,984

Size Ad 2221 | Gross Area 3538 | FinArea 3174

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	75	A	

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

179.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14 x 20	V	AV	2013	5.38	T	5	959			1,400			1,400

More: N | Total Yard Items: 1,400 | Total Special Featues: | Total: 1,400

IMAGE

AssessPro Patriot Properties, Inc